

Retail Investment FOR SALE



67 Market Street, Abergele LL22 7AF





- Located in Abergele approximately 7 miles to the east of Colwyn Bay and 35 miles to the west of Chester
- Positioned on Market Street which acts as the main retail thoroughfare through the centre of the town
- The ground floor is let to Cash Access UK Limited on a 10 year full repairing and insuring lease at a rental of £16,000 pax
- Tenure: Long Leasehold
- Seeking offers of £175,000 subject to contract





Location

Nestled on the scenic north coast of Wales, Abergele is a charming market town in Conwy County Borough, ideally positioned between Colwyn Bay and Rhyl.

Pensarn Beach, Abergele's coastal arm, features a traditional sandy shoreline complete with a promenade, amusements, and cafés.

The town is well-connected via the A55 expressway and served by Abergele & Pensarn Railway Station, offering convenient transport links across the region.

Local highlights include the historic Gwrych Castle, a popular attraction, and Pensarn Beach.

Situation

The property occupies a prominent corner position on Market Street (A547) which is the main retail thoroughfare through the centre of the town.

The town's library and free car park is located adjacent to the property.

Occupiers in the vicinity include Bevans, Premier Convenience, Allied Pharmacy, Savers, Go Local, together with many independent shops, cafes and restaurants.

There is a Tesco Super Store located within a four minute walk away.

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Accommodation

Ground Floor 1,520 sq ft (141.20 sq m)

EPC
D82

Tenure

999 year lease from 29.9.2004 at a peppercorn rental without review.

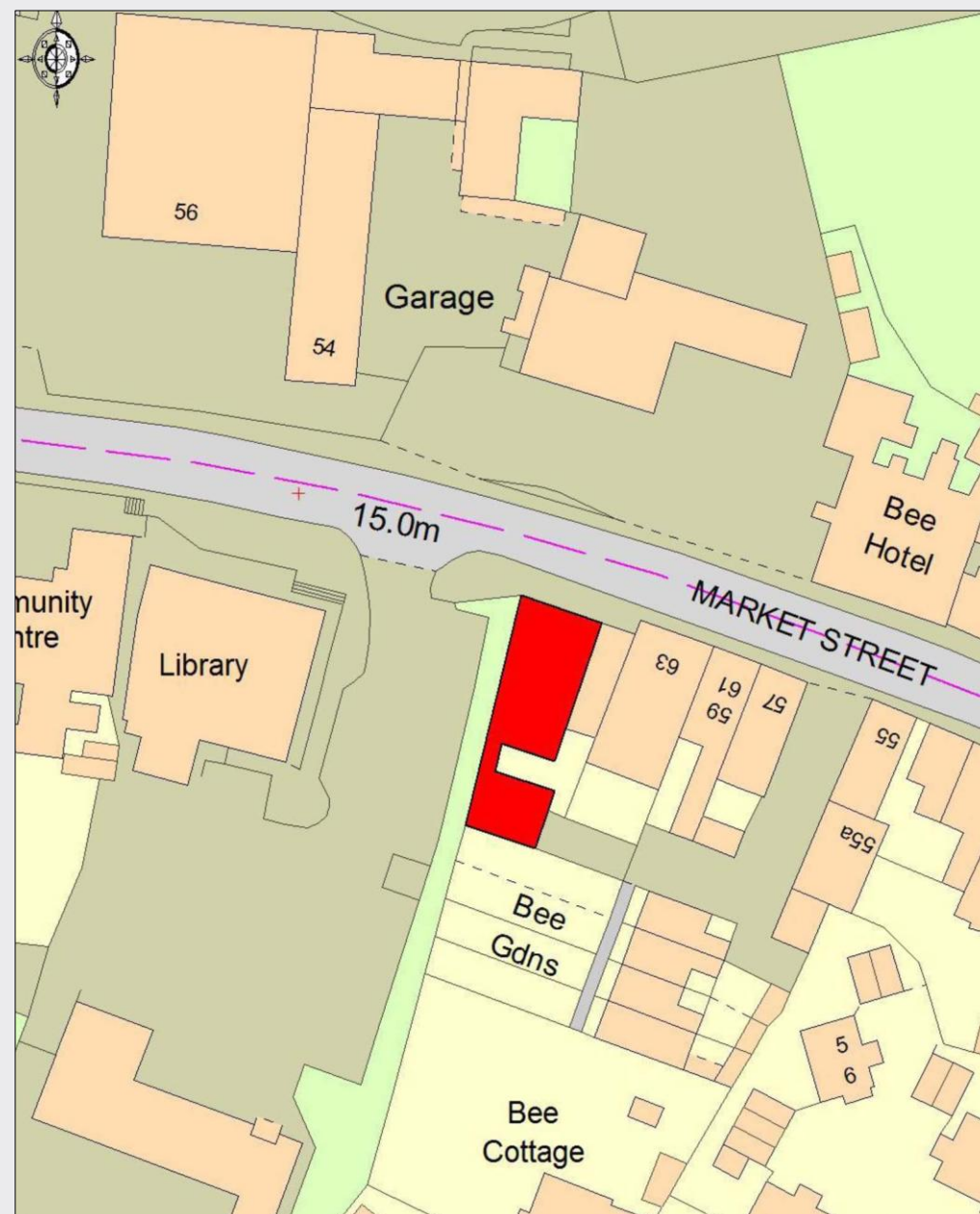
Tenancy

The ground floor is let to Cash Access UK Limited on the basis of 10 year full repairing and insuring lease from 9th November 2024 with rent reviews every 5 years. There is a tenant only break at the third and six anniversaries of the term.

Cash Access UK Limited is a not-for-profit company funded by major high street banks including AIB NI, Bank of Ireland UK, Barclays, Danske Bank, HSBC UK Ltd, Lloyds Banking Group, NatWest Group, Santander, TSB and Virgin Money.

They provide cash and basic banking services in communities across the UK. These include shared banking hubs and deposit services.

A banking hub is a shared banking space on the high street. The hubs offer a counter service operated by the Post Office, where customers of all major banks and building societies can carry out regular cash transactions, Monday to Friday. The hubs also offer a community banker service where customers can talk to their own bank about more complicated banking issues. The community bankers work on rotation, with a different bank available on each day of the week. Community bankers are usually provided by the banks with the most customers in the local area.



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VAT

The property is not elected for VAT and therefore there will be no VAT payable on the transaction.

Proposal

We are instructed to seek offers of £175,000 subject to contract and exclusive of VAT.

Further information

Please do not hesitate to contact:



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Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

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